1. All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the Subdivision Ordinance. U.S. HWY 380 @ SKYLINE DRIVE COLLIN COUNTY, TEXAS 2. A homeowner's association shall be established for 12.799 ACRES maintenance and ownership of all common areas. the FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE W.H. establishment of the home owner's association shall be HUNT SURVEY, ABSTRACT NUMBER 450 AND THE J. DUNBAUGH SURVEY, reviewed for approval by the city of mckinney. ABSTRACT NUMBER 257, COLLIN COUNTY, TEXAS, AND BEING A PART OF LOT 4, BLOCK A, OF THE SKYLINE 380 ADDITION, LOTS 3R AND 4, BLOCK A, BEING 3. Preliminary—Final replat for review purposes only. A RE-PLAT OF LOT 3, BLOCK A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2009, PAGE 310, MAP RECORDS OF COLLIN COUNTY, 4. The purpose of this plat is to subdivide property into TEXAS, AND FURTHER BEING A RETRACEMENT SURVEY OF A TRACT OF 50'x125' lots. LAND DESCRIBED IN THE DEED TO SKYLINE/380 INVESTORS, LLC., RECORDED IN COUNTY CLERK FILE NUMBER 20070129000119430 REAL 24' FIRE LANE ESMT. PROPERTY RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; N 7131632.0802 ___15' WATER LINE EASEMENT___ E 2532479.0957 POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT **BEGINNING** 24' FIRE LANE OF LAND AT A ½" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 838.54' LOT 4 AND IN THE WEST RIGHT-OF-WAY LINE OF SKYLINE DRIVE, AND AT THE 50.00 SOUTHEAST CORNER OF LOT 1, BLOCK 1, SKYLINE VILLAGE APARTMENTS AS SCALE IN FEET RECORDED IN CABINET G, PAGE 240, SAID MAP RECORDS; 15' SANITARY AND THENCE SOUTH 02 DEGREES 11 MINUTES 27 SECONDS WEST WITH THE STORM EASMT TO 15' S.S. THE CITY OF MCKINNEY EAST LINE OF SAID LOT 4 AND THE WEST LINE OF SAID RIGHT-OF-WAY A ESMT. DISTANCE OF 601.50 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER AREA A1 5' PEDESTRIAN ACCESS AT THE SOUTHEAST CORNER OF SAID LOT 4; AND UTILITY EASMT TO THE CITY OF MCKINNEY 11426 THENCE NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST WITH THE 13254 SOUTH LINE OF SAID LOT 4 A DISTANCE OF 372.23 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER; THENCE NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST CONTINUING WITH THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 0.24 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER; STREET A THENCE NORTH 89 DEGREES 43 MINUTES 06 SECONDS WEST CONTINUING 9283 WITH THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 148.42 FEET TO A ½" S.F. CAPPED IRON ROD FOUND FOR CORNER; _S88*15'35"E 118.27 THENCE NORTH 89 DEGREES 23 MINUTES 16 SECONDS WEST CONTINUING V.E. WITH THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 12.45 FEET TO A 1/2" 15' WATER LINE EASEMENT CAPPED IRON ROD FOUND FOR CORNER; _15' S.S. ₁₆ ESMT. 7420 THENCE NORTH 89 DEGREES 25 MINUTES 36 SECONDS WEST WITH THE _ 24' FIRE LAN<u>E</u> / ESMT. SOUTH LINE OF SAID LOT 4 A DISTANCE OF 110.18 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF A TRACT _S88*15'35"E S.F. OF LAND DESCRIBED IN THE DEED TO SKYLINE/380 COMMERCIAL, LLC., 125.00' 1<u>26.4</u>8' RECORDED IN COUNTY CLERK FILE NUMBER 20070129000119440, SAID REAL 17 6250 6250 S.F. 6250 S.F. 6250 S.F. 6250 S.F. N 89°26'43" W 6250 6250 S.F. PROPERTY RECORDS; 6250 S.F. Legend of Symbols & Abbreviations S.F. THENCE SOUTH 00 DEGREES 53 MINUTES 18 SECONDS WEST A DISTANCE OF 6349 274.86' ALONG THE WEST LINE OF SAID TRACT LOT 3R TO A 1/2" CAPPED IRON S88°15'35"E S.F. 15' DRAINAGE 5/8" IRF - 5/8 "IRON ROD FOUND ROD FOUND FOR CORNER; 125.00' D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS 1.575 AC. 127.51 P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS N 89°26'43" W THENCE NORTH 88 DEGREES 37 MINUTES 06 SECONDS WEST A DISTANCE 50.00 50.00 6250 50.00 50.00 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS 50.00' 50.00' 65.00 OF 194.41' ALONG THE NORTHERN RIGHT OF WAY OF U.S HIGHWAY 380 TO A S.F. _DT 4, BLOCK 1/2" CAPPED IRON ROD FOUND FOR CORNER; UNLESS OTHERWISE NOTED ALL CORNERS LABELED SKYL'INE/380 ADDITION 5/8 IRS ARE A 5/8" IRON ROD WITH A CAP STAMPED VOL. 2009, PG. 310 THENCE NORTH 01 DEGREES 44 MINUTES 25 SECONDS EAST ALONG THE 125.00' R.P.L.S. 5430. WEST LINE OF SAID HEADINGTON REALTY TRACT A DISTANCE OF 275.00 N 89°26'43" W FEET TO A 1/2" IRON ROD FOUND FOR CORNER; 10' X 223' DRAINAGE EASEMENT FOR 6250 8.5.00 8.5.00 8.5.00 8.5.00 1.55.00 20 \$250 6250 S.F. 0.521 21 1,55.00 S.F. 1,55.00 22 6250 S.F. TO STREET S.F. 7963 S.F. THENCE NORTH 01 DEGREES 44 MINUTES 25 SECONDS EAST WITH THE 125.00 WEST LINE OF SAID LOT 4 AND THE EAST LINE OF SAID HEADINGTON REALTY N 89°26'43" W TRACT A DISTANCE OF 601.34 FEET TO A 1/2" IRON ROD FOUND FOR CORNER SEWER EASEMENT AT THE NORTHWEST CORNER OF SAID LOT 4 AND IN THE EAST LINE OF SAID COMMON 3846 HEADINGTON REALTY TRACT AND AT THE SOUTHWEST CORNER OF SAID 7296 S.F. .AREA B1 S.F. LOT 1, BLOCK 1, OF SKYLINE VILLAGE APARTMENTS TRACT; N77.59'51"E BASIS OF BEARING: THENCE SOUTH 89 DEGREES 26 MINUTES 54 SECONDS EAST WITH THE STREET C NORTH LINE OF LOT 4 AND THE SOUTH LINE OF SAID LOT 1, BLOCK 1 OF SKYLINE VILLAGE APARTMENTS TRACT A DISTANCE OF 838.55 FEET TO THE THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC POINT OF BEGINNING AND ENCLOSING 12.799 ACRES OF LAND MORE OR BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN 11794 IN THE FIELD. 50.00' 50.00' 50.00' 50.00' 15' DRAINAGE 6.97'-PRELIMINARY-FINAL REPLAT COMMON AREA A2 HILLS OF SKYLINE 6252 6322 S.F. 6292 S.F. 6307 S.F. LOTS 1-35, BLOCK A LOTS 1- 24, BLOCK B ESMT. ____15.00^{*}/ 168.83' LOT 1, BLOCK C 50.00' 50.00' 50.00' N 89°25'36" W N 89°43'06" W 148.42' [−] N 89°47'22" W − 372.23' FIRST AMENDMENT TO JOINT ACCESS EASEMENT 4 COMMON AREAS C.C. FILE NO. 20080505000541820 R.P.R.C.C.T. 110.18' N 89°23'16" W ___ 12.799 ACRES 12.45' BEING A RE-PLAT OF LOT 4, BLOCK A, OF THE SKYLINE/380 ADDITION CITY OF McKINNEY, COLLIN COUNTY 15' DRAINAGE EASEMENT. SITUATED IN THE SKYLINE/380 COMMERCIAL, LLC. C.C. FILE #20070129000119440 W.H. HUNT SURVEY, ABSTRACT NO. 450 R.P.R.C.C.T. J. DUNBAUGH SURVEY, ABSTRACT 257 IN THE CITY OF McKINNEY, COLLIN COUNTY, TEXAS ∖FIRST AMENDMENT TO JOINT ACCESS EASEMENT OWNER: C.C. FILE NO. 20080505000541820 SKYLINE/380 COMMERCIAL LLC 10210 N. CENTRAL EXPRESSWAY SUITE 300 SANITARY SEWER EASEMENT VOL. 4349. PG. 1734-DALLAS, TEXAS 75231 OWNER: SURVEYOR: MADDOX SURVEYING OH SKYLINE/380LP 600 CONGRESS AVE. SUITE 200 P.O. Box 2109 SHEET 1 OF 1 N 88°37'06" W 194.41' AUSTIN, TEXAS 78701 Forney, Texas 75126 (972) 564-4416 09-29-2014